

**CITY OF MAPLE VALLEY, WASHINGTON
ORDINANCE NO. O-20-692**

**AN ORDINANCE OF THE CITY OF MAPLE VALLEY,
WASHINGTON AMENDING CHAPTER 18.30 OF THE MAPLE
VALLEY MUNICIPAL CODE ENTITLED “ALLOWED USES,”
PROVIDING FOR SEVERABILITY, ESTABLISHING AN
EFFECTIVE DATE AND PROVIDING FOR CORRECTIONS.**

WHEREAS, Washington State law allows for periodic updates to City zoning code as necessary; and

WHEREAS, the City of Maple Valley wishes to adopt development regulations which allow for Farmers Markets in the Legacy Site zone and Public zone; and

WHEREAS, the Planning Commission held a public hearing to solicit comment regarding the proposed amendments; and

WHEREAS, the City notified the Department of Commerce and issued an anticipated SEPA Determination of Non-Significance, no comments were received; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment. Section 18.30.060 of Maple Valley Municipal Code Section entitled “Allowed uses by zoning district – Community services and institutions” is hereby amended to read as follows: (new text shown in underline; deleted text shown in ~~strikethrough~~):

18.30.060 Allowed uses by zoning district – Community services and institutions.

A. Table.

USE	ZONING DISTRICT											
	R-4/6	R-8	R-12	R-18/24	NB ^{2,3}	CB ⁴	PUB	PRO	TC	REC	RLTC	LEG
Religious Institution	C	C	C	C	C ⁵	C ⁵	A ⁵	A ⁵	C ⁵	C	C	
City Hall						P	P			P		
Courthouse/Jail						P	C			C		
Community College/Vocational						C	P ¹	C ¹	P	P	P	
Community/Senior Center			C	C	C ⁵	C	P ¹	P ¹	P	P	P	

USE	ZONING DISTRICT											
	R-4/6	R-8	R-12	R-18/24	NB ^{2,3}	CB ⁴	PUB	PRO	TC	REC	RLTC	LEG
Elementary School	C	C	C	C			P ¹	P ¹			P	
Farmers Market							P					P
Fire Station	C	C	C	C	C	P	P ¹	P ¹		P	P	
Junior High/High School			C	C			P ¹	P ¹			P	
Hospital							P ¹			P	P	
Correctional Facility							C			P		
Recreational Use						P	P	P	P	P	P	
Library	C	C	C	C			P	P	P	P	P	
Museum							P	P	P	P	P	
Police Station						C ⁸	P ⁸		C ⁸	C	C	
Public Park, Passive	P	P	P	P	P	P	P	P	P	P	P	
Public Park, Active	C	C	C	C	P	P	P ¹	P	P	P	P	
Performing Arts Center				C			P ¹	P		P	P	
Public Transit Facilities						C	P ¹	A ⁷	P	P	P	
Utilities, Major or Regional	C	C	C	C		P	P	P	C	C	C	
Utilities, Minor or Local	P	P	P	P	P	P	P	P	P	P	P	
Municipal Public Works and Road Maintenance Facilities	C	C	C	C	C	C	P	C	P	P	C	
Youth Mental Health Services	P	P				P	P	P	P	P	P	

B. Specific Requirements.

1. Requires master plan approval.
2. Drive-through windows/facilities are limited to drugstores and banks or accessory to a food and beverage use providing in-store service with at least 500 square feet and not more than 2,000 square feet of gross floor area in the Neighborhood Business zone. One drive-through facility is allowed per contiguous NB zoning district that contains a minimum of 10,000 square feet of GLFA.
3. No individual use in the Neighborhood Business zone may exceed 10,000 square feet in gross floor area unless through incentives defined in MVMC [18.70.070](#). The maximum GFA with incentives shall be 15,000 square feet for a single use.
4. No individual use in the Community Business zone may exceed 60,000 square feet in gross floor area. Uses in the Town Center zone are limited to 100,000 square feet and shall comply with MVMC 18.40.150.

5. Religious institutions/community/senior centers with a GFA of less than 2,000 square feet do not require a Conditional Use Permit.

6. Religious institutions may be permitted accessory to an existing or allowed PUB use, but must be contained within the structures dedicated toward the primary PUB use and may not occupy separate detached facilities.

7. All nonresidential accessory uses may occupy no more than 10 percent of the amount of land area dedicated toward the primary use to which the accessory use is related. More than one accessory use is permitted, provided the cumulative size of several accessory uses is limited to 10 percent of the land area of the primary use.

8. The number of temporary holding cells is limited to six.

Section 2. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF
ON THE 9TH DAY OF MARCH 2020.

CITY OF MAPLE VALLEY

Sean P. Kelly, Mayor

ATTEST/AUTHENTICATED:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Date of Publication: March 13, 2020

Effective Date: March 18, 2020